



CONNECTICUT ASSOCIATION OF  
**REALTORS<sup>®</sup>** INC.

**OPPOSE ALL BILLS CHANGING OR REPEALING THE AFFORDABLE HOUSING  
LAND USE APPEALS ACT!**

Statement submitted to the Housing Committee  
February 8, 2011

by Tim Calnen  
Vice President of Government Affairs

**PBN. 300: AA Repealing the Affordable Housing Land Use Appeals Process**

**PBN. 302: AA Reforming the Affordable Housing Land Use Appeals Procedure**

**PBN. 468: AA Amending the Affordable Housing Land Use Appeals Process**

**PBN. 606: AAC the Location of Affordable Housing Units**

**PHB. 5028: AA Exempting Certain Property from the Affordable Housing  
Appeals Procedure**

**PBN. 5135: AA Exempting Certain Municipalities from the Affordable Housing Land Use  
Appeals Procedure**

**PBN. 5425: AA Requiring Affordable Housing Developments to Adhere to  
Principles of Smart Growth**

The Connecticut Association of REALTORS<sup>®</sup> was one of the original supporters of the Affordable Housing Land Use Appeals Act (section 8-30g of the Connecticut General Statutes). We oppose all of the above captioned bills because they either weaken, or repeal outright, this valuable state law.

Municipalities which now provide reasonable amounts of affordable housing have nothing to fear from this Act. It does not apply to them.

The Act is only available in towns where the State determines there is a relative scarcity of work force housing, based on a 10% formula. In those communities where developer's can access this expedited appeals procedure, it only requires local land use boards to prove that their rejection of economically-priced units is based on compelling reasons in the overall public interest. When a local zoning commission or wetlands agency shows that a safety or health concern outweighs the community need for affordable housing, the developer's application can still be denied.

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Realtors® favor requiring towns to have provisions in their master plans and zoning regulations for low and moderate income housing and housing for the elderly. Generally, we favor action at the local level in all matters that can be delegated by the State. Such local decision-making should not, however, adversely affect the best interests of all the people of our State. That is why the well-established (20 year) standards of the Affordable Housing Land Use Appeals Act should remain as they are..

Thank you for your consideration.



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